

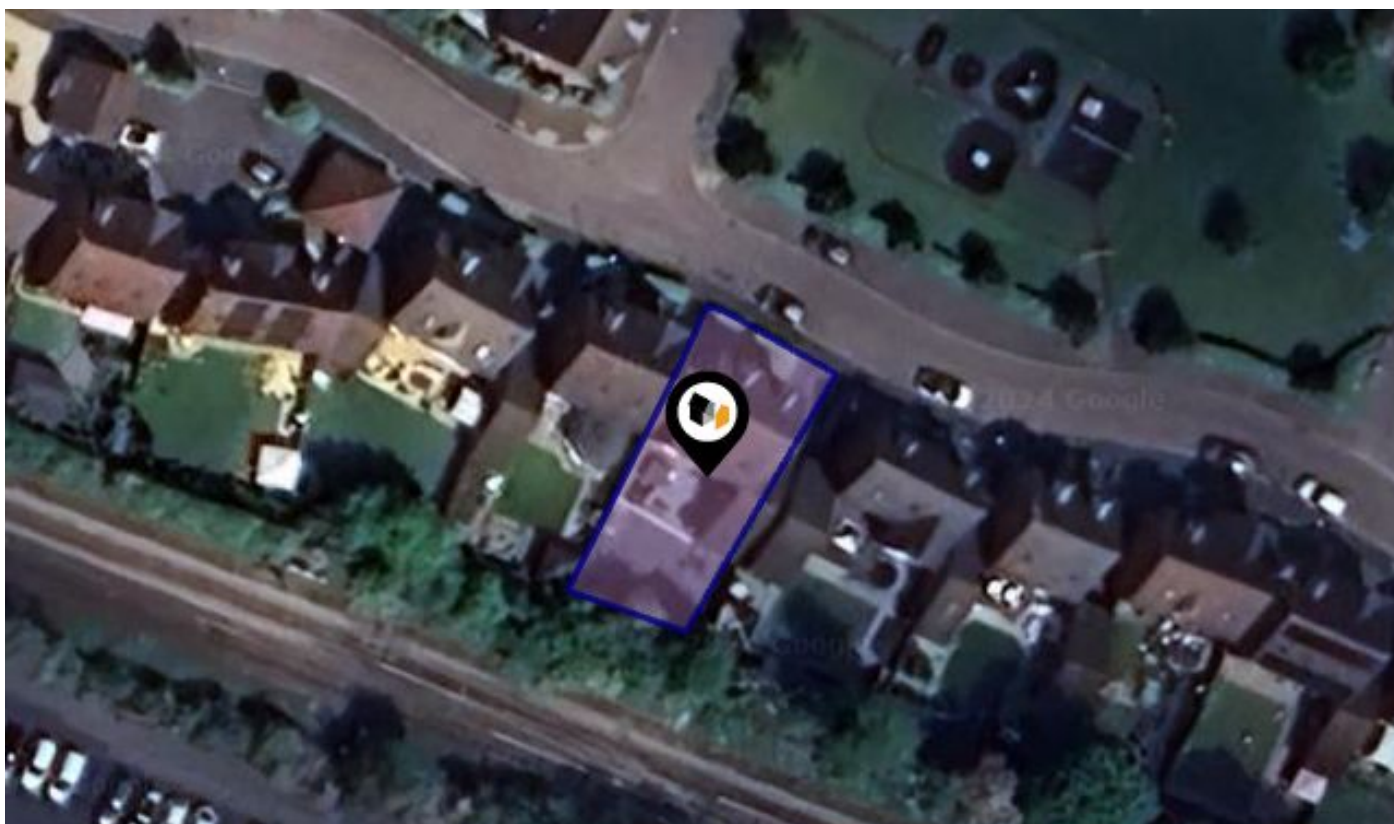


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th June 2024



MIDDLE MEADOW, SHIREOAKS, WORKSOP, S81

Martin & Co Worksop

1 Ryton St, Worksop, S80 2AY

01909 530077

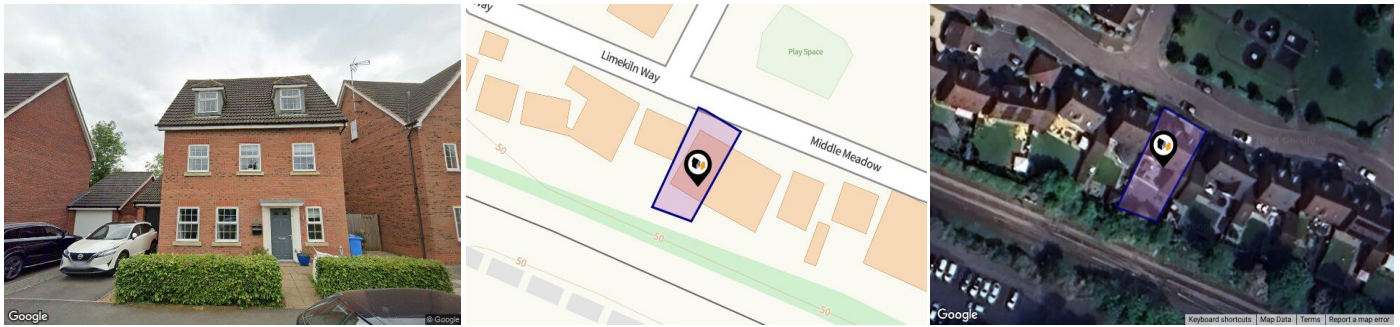
vicky.cook@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/worksop



ASKING PRICE £365,000.00

This captivating property in the popular village of Shireoaks offers a surprising amount of space and high end finishes that truly need to be seen to be appreciated. Ideal for families and commuters alike, this home boasts easy access to the local rail network, A1 and M1 motorways via the nearby A57, placing you close to major routes while maintaining a charming village atmosphere. A primary school and play park are just a stone's throw away, making it the perfect environment for any family. A spacious entrance hallway welcomes you, setting the tone for the generous living areas within, offering a convenient downstairs WC. Doors lead to a beautifully decorated lounge and a fabulous kitchen/diner. A culinary dream, ideal for entertaining. Head up the first flight of stairs to find four well proportioned bedrooms, one boasting a luxurious en-suite shower. A modern family bathroom caters to everyone's needs. A further staircase leads you to the second floor, where you'll discover the grand finale – a spacious, meticulously designed and impeccably presented principal bedroom with its very own en-suite bathroom. This private sanctuary is the perfect place to escape for unwinding. Outside, to the front is a lawned garden with planted borders which creates a fabulous first impression, at the side a driveway gives ample off road parking which conveniently leads to a single garage. Situated to the rear, a generous private enclosed garden laid to lawn with paved patio seating area, ideal for alfresco dining.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,765 ft ² / 164 m ²		
Plot Area:	0.07 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,424		
Title Number:	NT466576		

Local Area

Local Authority:	Nottinghamshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

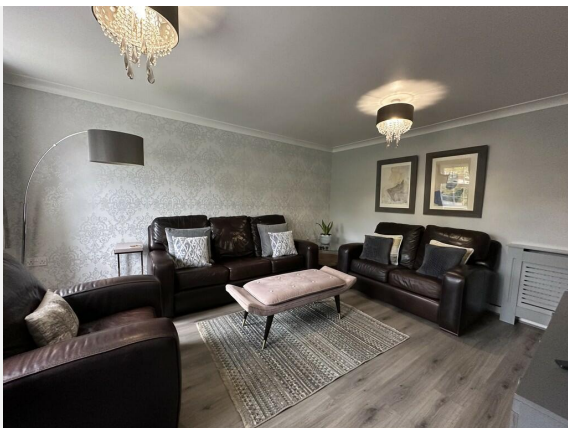
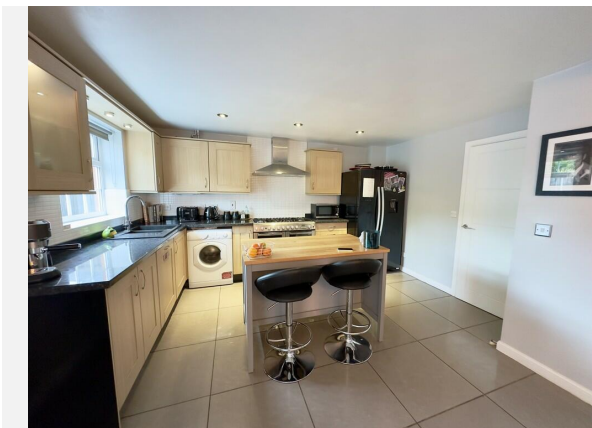
2 mb/s	80 mb/s	1000 mb/s

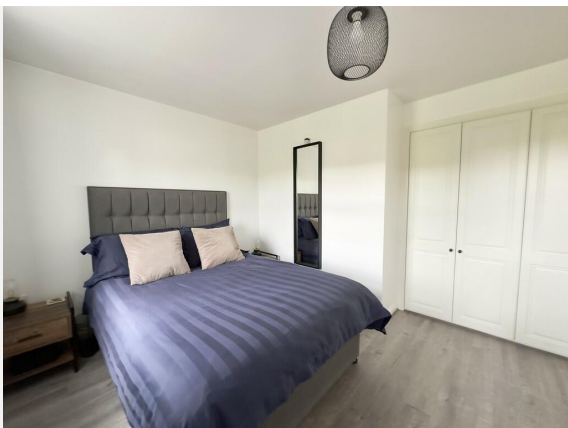
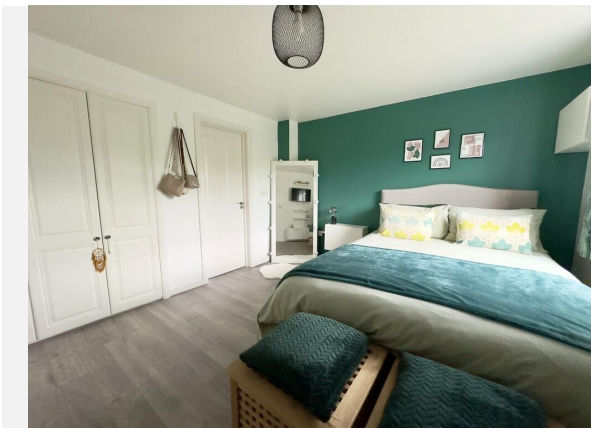
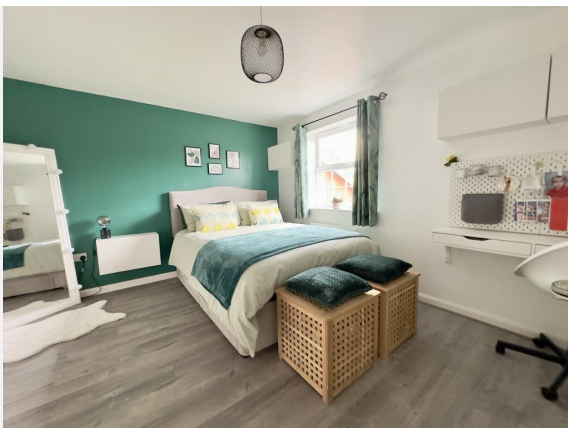
Mobile Coverage: (based on calls indoors)

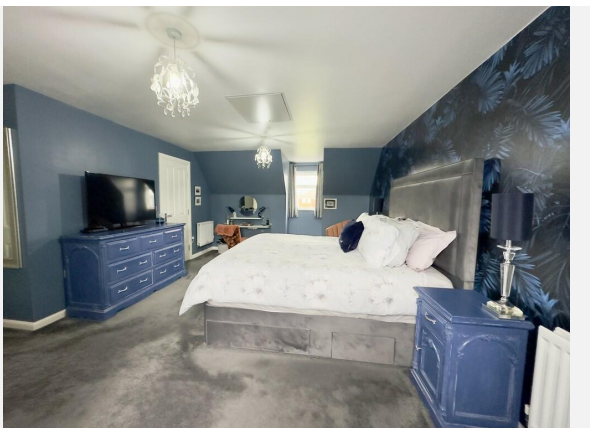
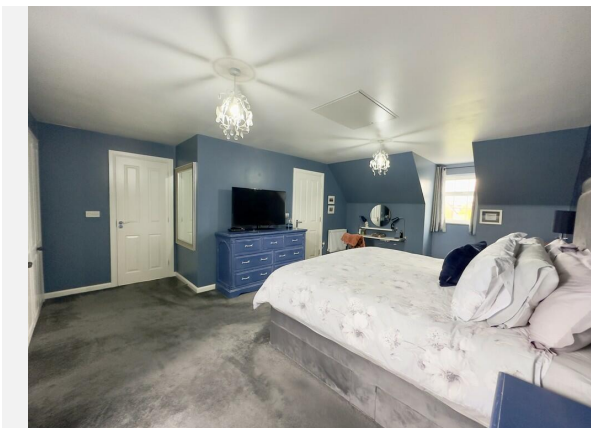
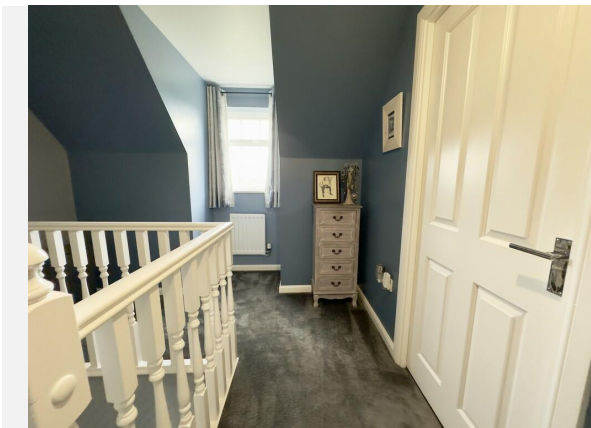


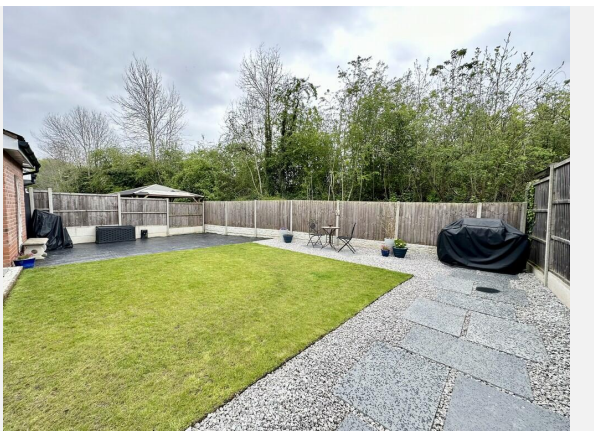
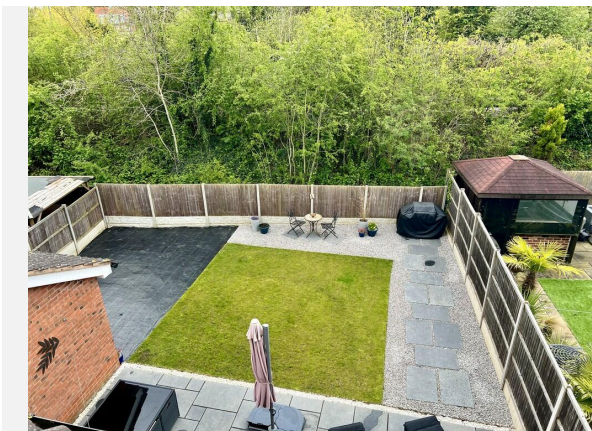
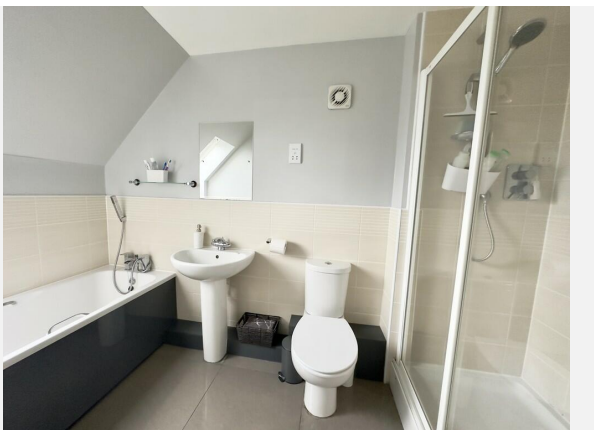
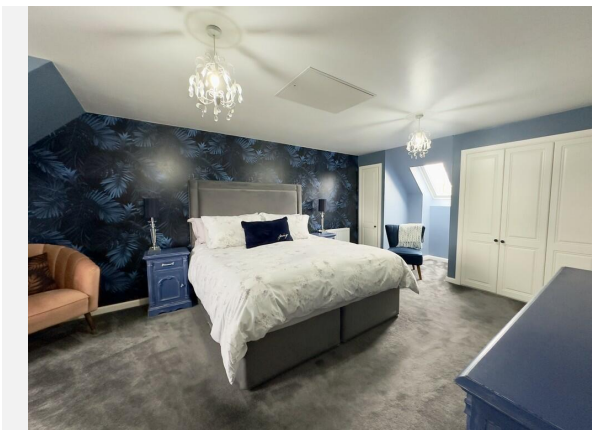
Satellite/Fibre TV Availability:





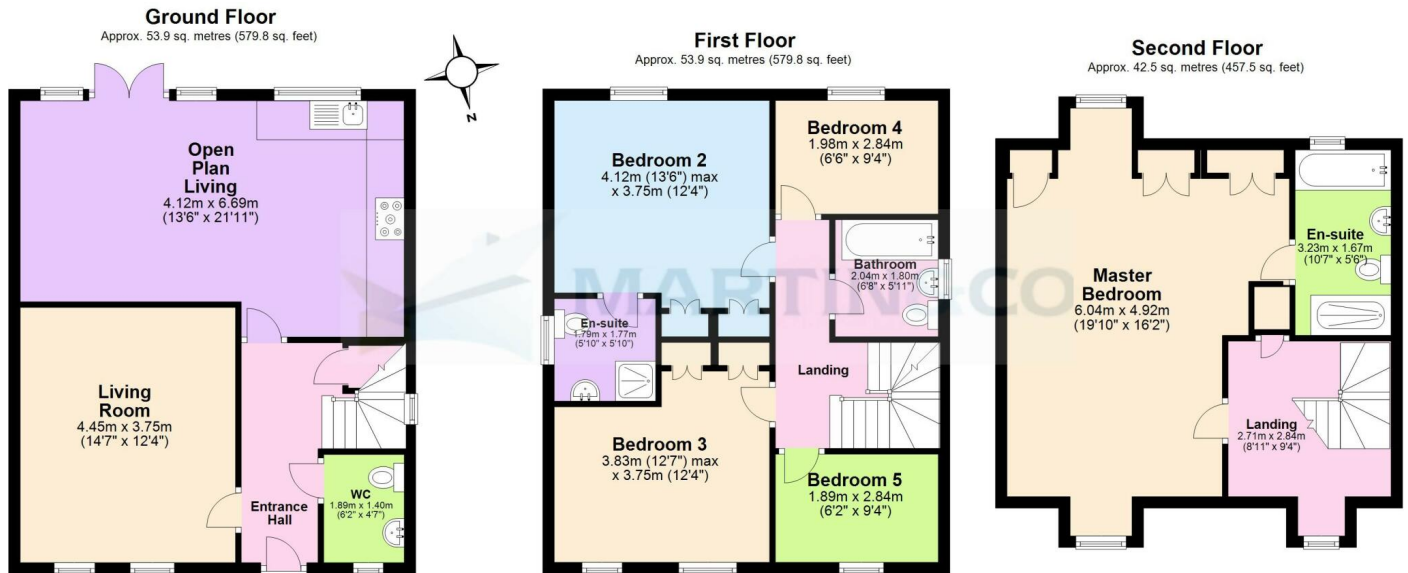








MIDDLE MEADOW, SHIREOAKS, WORKSOP, S81



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Middle Meadow, Shireoaks, S81

Energy rating

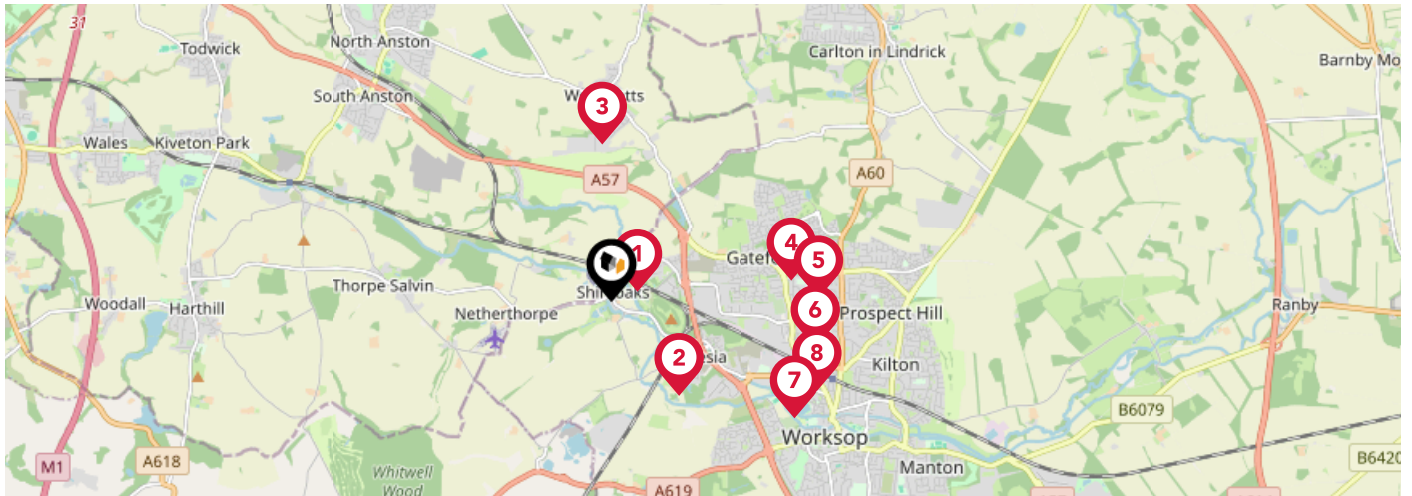
C

Valid until 10.09.2030

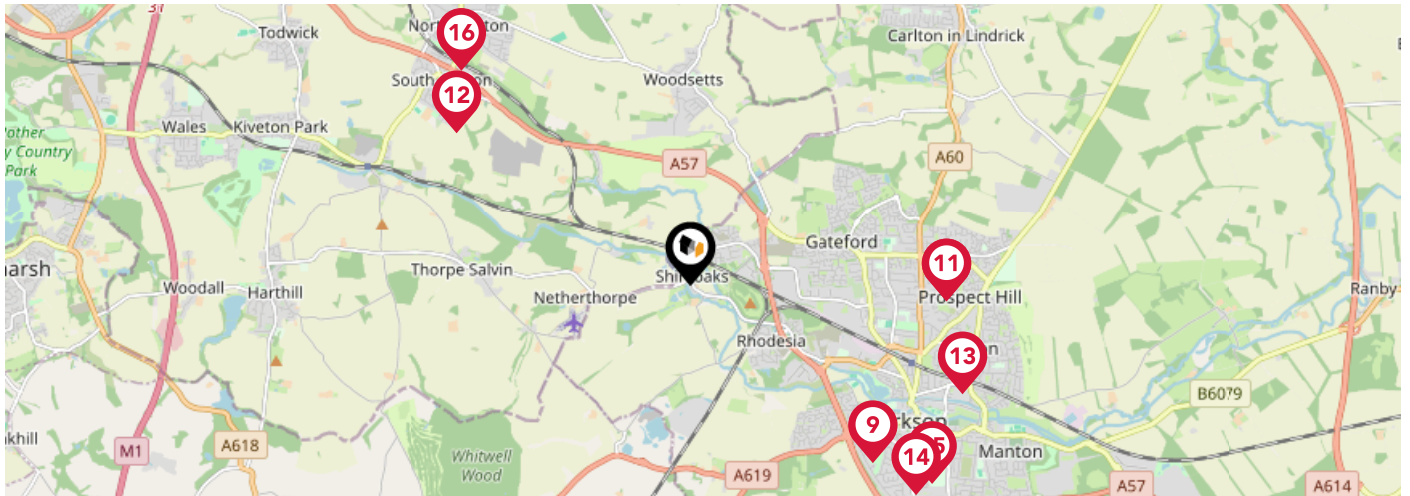
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

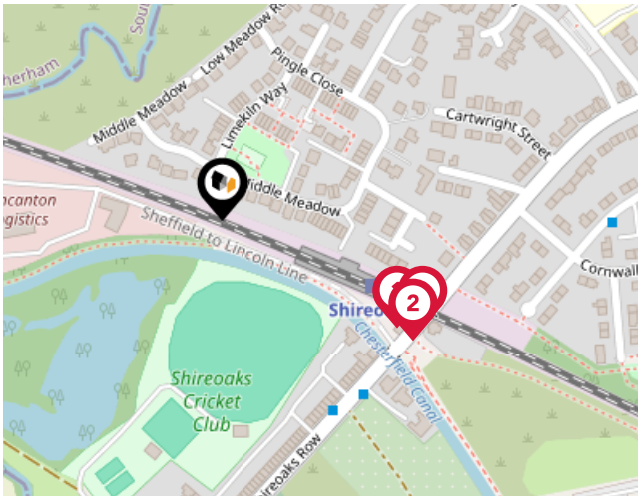
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	164 m ²



		Nursery	Primary	Secondary	College	Private
	St Luke's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 128 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haggonfields Primary and Nursery School Ofsted Rating: Inadequate Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodsetts Primary School Ofsted Rating: Good Pupils: 219 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gateford Park Primary School Ofsted Rating: Good Pupils: 235 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's CofE Academy Ofsted Rating: Good Pupils: 449 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Valley Ofsted Rating: Outstanding Pupils: 1677 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redlands Primary and Nursery School Ofsted Rating: Good Pupils: 459 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norbridge Academy Ofsted Rating: Outstanding Pupils: 487 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

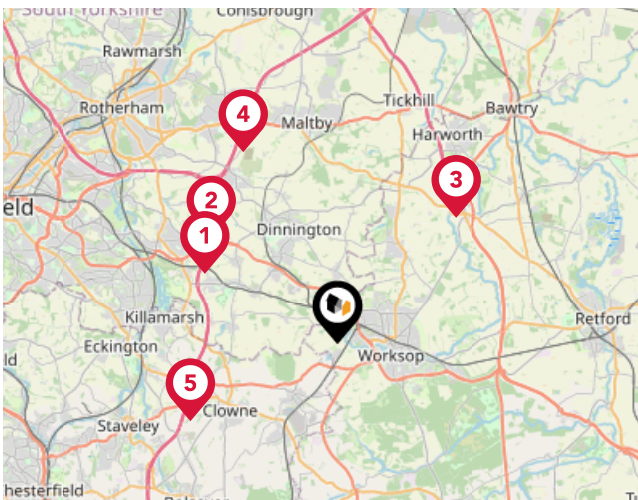


		Nursery	Primary	Secondary	College	Private
	St Anne's CofE (Aided) Primary School Ofsted Rating: Good Pupils: 205 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prospect Hill Infant and Nursery School Ofsted Rating: Good Pupils: 216 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prospect Hill Junior School Ofsted Rating: Good Pupils: 208 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anston Hillcrest Primary School Ofsted Rating: Outstanding Pupils: 254 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Edmund Hillary Primary and Nursery School Ofsted Rating: Requires Improvement Pupils: 451 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitegates College Ofsted Rating: Not Rated Pupils:0 Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worksop Priory Church of England Primary Academy Ofsted Rating: Good Pupils: 248 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anston Brook Primary School Ofsted Rating: Good Pupils: 180 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



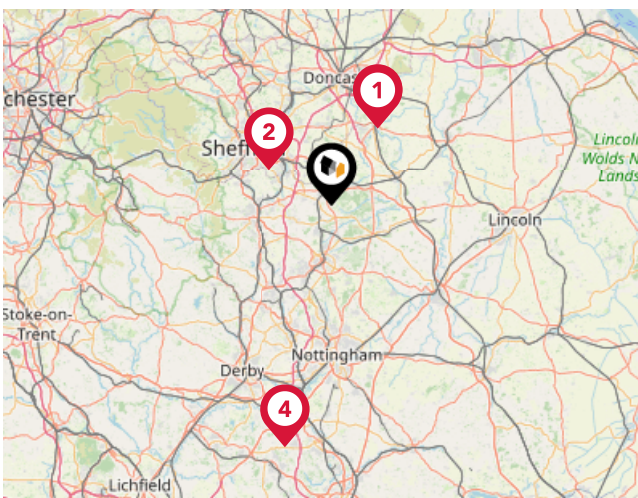
National Rail Stations

Pin	Name	Distance
1	Shireoaks Rail Station	0.11 miles
2	Shireoaks Rail Station	0.12 miles
3	Shireoaks Rail Station	0.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J31	5.3 miles
2	M1 J32	5.84 miles
3	A1(M) J34	6.16 miles
4	M18 J1	7.6 miles
5	M1 J30	5.87 miles

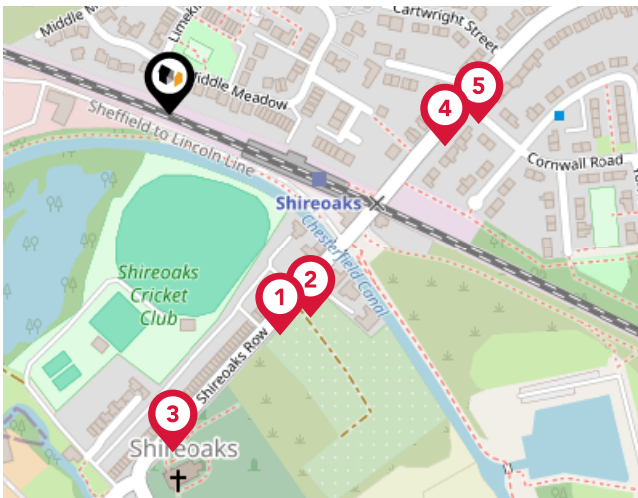


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	12.59 miles
2	Sheffield City Airport	10.01 miles
3	Robin Hood Doncaster Sheffield Airport	12.92 miles
4	East Midlands Airport	35.13 miles

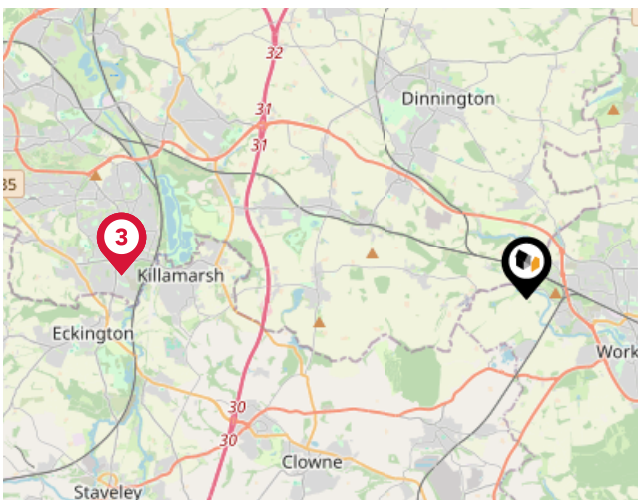
Area

Transport (Local)



Bus Stops/Stations

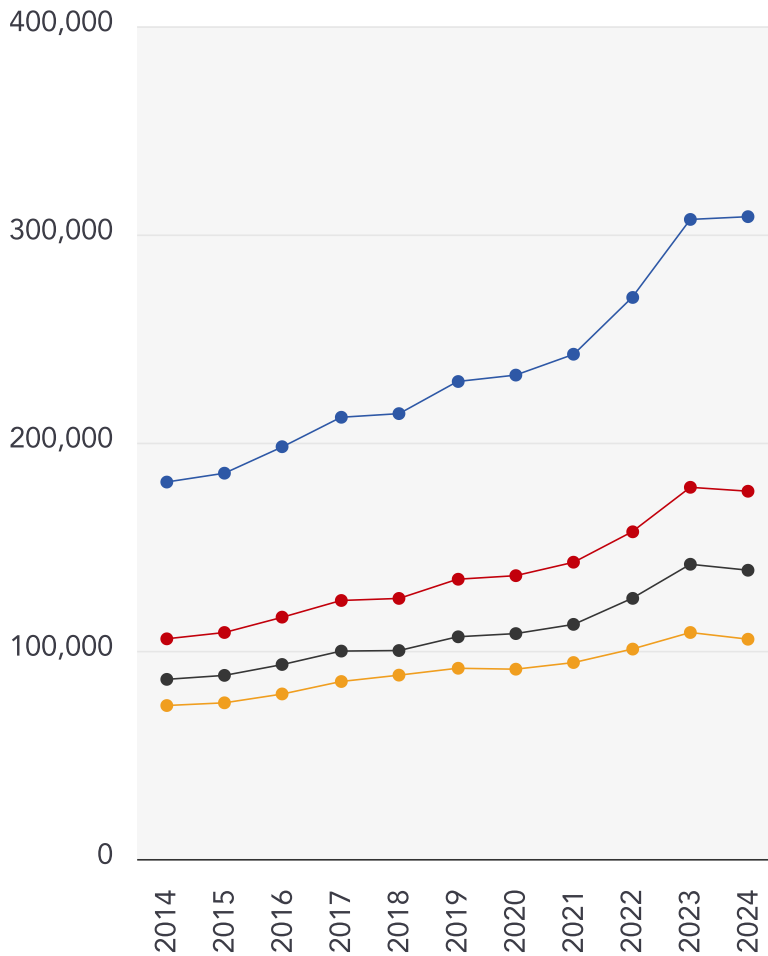
Pin	Name	Distance
1	St Lukes View	0.14 miles
2	St Lukes View	0.14 miles
3	St Lukes Church	0.19 miles
4	Cornwall Road	0.15 miles
5	Cornwall Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Westfield Platform to Halfway	7.18 miles
2	Westfield (South Yorkshire Supertram)	7.18 miles
3	Westfield (South Yorkshire Supertram)	7.18 miles

10 Year History of Average House Prices by Property Type in S81



Detached

+70.41%

Semi-Detached

+67.04%

Terraced

+60.75%

Flat

+43.21%



Martin & Co Worksop

We specialise in buying, selling and letting properties in Worksop and the surrounding areas - providing specialist advice and support across all areas of the property market since 1995.

Sarah Walker heads our lettings team and Sarah Hill the sales team, they are both passionate about property and their teams will work hard to find the right property to suit your needs.

Ideally located on Ryton Street, Martin & Co Worksop has a reputation for providing an efficient and reliable service across both residential lettings and house sales.

Our sales team's hard work and dedication to excellent customer service has been recognised by the accreditation of the British Property Gold Award for Estate Agents within the Worksop area.

Financial Services

Mortgage services with Embrace Financial Services.

A mortgage-finding service with real advisers...

Find the right mortgage deals for you. Embrace's mortgage match will show you the rates and products that you may be eligible for in just 60 seconds and it won't affect your credit score.

Your property may be repossessed if you do not keep up with repayments on your mortgage.

Embrace Financial Services usually charges a fee for mortgage advice. The precise amount of the fee will depend upon your circumstances but will range from £399 to £999 and this will be discussed and agreed with you at the earliest opportunity.

Testimonial 1



We recently bought a property via Martin & Co- Vicky and Sarah were both wonderful and made the process so much easier. They were responsive, great at communicating and staying in touch, and went above and beyond to make the process as seamless as possible. Thank you!

Testimonial 2



From start to finish, exceptional service ensuring the customer is always put first. All the staff in Martin and Co (Worksop) are truly talented, courteous and we cannot recommend them highly enough.

Testimonial 3



I would just like to say a BIG THANK YOU to Sarah Who has been a tremendous help to us throughout the sale of my parents property, very professional and also very helpful nothing was too much trouble for her always went that extra yard once again thank you.

Testimonial 4



We can't recommend Martin & Co. enough for their support in helping us buy our first home. Vicky has been brilliant throughout, keeping us informed every step of the way and answering all of our questions and queries straight away without a fuss! Knowledgeable, friendly staff and super helpful.



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Martin & Co Worksop

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